Final minutes of the Town of Cross Plains Plan Commission Meeting

June 10, 2024 @ 7 PM

Notice was posted on the town website on June 6, 2024 at 6 pm and posted on town hall and town garage bulletin boards on June 6, 2024 at 7 pm. A copy of the notice was also sent by email to Middleton Times Tribune and Mt. Horeb Mail on June 6, 2024 at 6 pm. Noticing done by town clerk Nancy Meinholz.

Present Plan Commission members: Greg Hyer (via zoom), Wayne Parrell, Tom Rhude, Z (Zeshan) Usman, Mike Coyle and Jim Schmitt.

Absent Plan Commission members: None

Staff in attendance: Secretary, Jennifer Broberg

Interested Citizens: four were in attendance in-person, along with two via zoom.

**Call to Order:** Parrell called the meeting to order at 7:01 pm.

**Approve Minutes:** Motion was made by Rhude and seconded by Schmitt to approve the May 13, 2024, minutes as written. The motion passed unanimously.

**Public Comment** - None

**Discussion:**  Tim/Amy Kalscheur rezone: 6 of 36 acres from FP-35 to RR-4 (parcel 070731280010) to construct single family home on current property; driveway options limited (documentation of county discussion & pictures provided for review). The Kalscheurs were both present at the meeting. The commission members all thanked the Kalscheurs for providing detailed pictures and county feedback about the driveway options and agree that the following are ruled out: Jennings Rd & Hwy J. No other concerns were raised at this time. They have not scheduled to be before Dane County zoning yet and will proceed with finalizing their plans now that the driveway location has been selected.

**Discussion/Action**: Kip Kalscheur rezones FP-35 TO RR-1 TD-RR OVERLAY (2.02 acres) FP-35 TO RR-2 TDR-R OVERLAY (4.76 acres) & FP-35 TO RR-2 (5.24 acres) which will in total create 4 new residential splits; parcels effected are 070720395004, 070720385024 & 070720290019. Nobody on hand to discuss concerns with needing 35 acres of farmland protected for every split and require quarry released. A motion by Usman and seconded by Coyle to postpone action until 7/8/24 PC meeting. It passed unanimously.

**Action**: Connors rezone - create 2 residential lots on parcel number 070716383909 on Conners Observatory Road Property northeast of UW Observatory property. Pat Connors asked about driveway permits – Hyer confirmed the application is on the town’s website. No concerns raised by the commission members. A motion by Coyle and seconded by Usman to approve rezone with condition that no transfer of development rights and no splits associated with purchase & rezone. It passed unanimously.

**Action**: Lochner rezone of 2.02 acres from FP-35 to RR-8 & route driveway through this parcel that UW is selling to Mr. Lochner; parcel in question is 070716395003. No concerns raised by the commission members. A motion by Rhude and seconded by Schmitt to approve rezone. It passed unanimously.

**Discussion/Action**: Town of Cross Plains land use plan amendment to clarify how bonus development rights can be used. Hyer will determine if hearing/posting is necessary and finalize the edits, bringing them before the commission next month for action.

**Discussion**: Dane Co Comprehensive Plan proposed amendments (2023-OA-080) scheduled for public hearing 7/23/24:

• Establish a standing Cultural Heritage Preservation Commission in accordance with Chapter 5 of the Dane County Comprehensive Plan.

• Assign duties and responsibilities to the Heritage Preservation Commission as adopted by the Zoning and Land Regulation (ZLR) Committee.

The commission members discussed the proposed amendments & motion was made by Rhude, seconded by Usman to support these amendments. It passed unanimously.

Rhude had update to question raised last month about ATC parcels on Stagecoach. They are on the market now – zillow listing states “Vacant lot close to both Middleton and Cross Plains. Level lot with great views of the county side. Bring your own builder to create the home of your dreams. 2 lots for sale being sold together (separated by a driveway) for a total 1.79 acres. Lot 1 is not buildable.” Listed by: Margo Berke [info@patsrealty.com](mailto:info@patsrealty.com) (MLS#: 1977787). Rhude asked the commission members if we should approach the realtor to ask if there is any building rights ATC has and also discuss the lot sizes as they are below 2 acre requirement for building. Hyer advised that we are under no obligation to address this with the realtor at this time. A realtor in attendance that represents Jim Garfoot mentioned requirement she has to report any issues like this when they are brought to her attention and that she would hope any potential buyer’s realtor have a contract to purchase property that right to build must be obtained and contingent on the purchase of the property in question.

There being no further items, Schmitt motioned to adjourn, and Rhude seconded the motion. The motion passed unanimously. The meeting adjourned at 8:29 pm.

Secretary: The July agenda is due by July 3, 2024.

Submitted on June 10, 2024 by Jennifer Broberg, Plan Commission Secretary